157.0	0002	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	842,400	/	842,400
USE VALUE:	842,400	/	842,400
ASSESSED:	842,400	/	842,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
275		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIN NATHAN & KELLEY
Owner 2:	
Owner 3:	
Street 1:	275 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIES ALLAN B & KATHIE S -
Owner 2:	-
Street 1:	275 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 1898 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6784.000	404,400	1,500	436,500	842,400
Total Card	0.156	404,400	1,500	436,500	842,400
Total Parcel	0.156	404,400	1,500	436,500	842,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.91 /Parcel: 443.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104309

GIS Ref

GIS Ref

Insp Date 10/06/18

Parcel ID 157.0-0002-0009.A

!12272!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	404,400	1500	6,784.	436,500	842,400		Year end	12/23/2021
2021	101	FV	393,200	1500	6,784.	436,500	831,200		Year End Roll	12/10/2020
2020	101	FV	393,300	1500	6,784.	436,500	831,300	831,300	Year End Roll	12/18/2019
2019	101	FV	288,000	1700	6,784.	436,500	726,200	726,200	Year End Roll	1/3/2019
2018	101	FV	285,200	1700	6,784.	367,900	654,800	654,800	Year End Roll	12/20/2017
2017	101	FV	268,100	1700	6,784.	336,700	606,500	606,500	Year End Roll	1/3/2017
2016	101	FV	268,100	1700	6,784.	286,800	556,600	556,600	Year End	1/4/2016
2015	101	FV	257,600	1700	6,784.	249,400	508,700	508,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:16:21

LAST REV

Date	Time
10/16/18	14:18:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12272

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIES ALLAN B	69187-306		4/25/2017		765,000	No	No		
DOHERTY MILDRED	35333-156		4/2/2002		425,000	No	No		
	9223-599		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2006	544	Manual	6,646					add roof over porc
6/1/2004	442	Manual	18,000			G6	GR FY06	WINTERIZE SUN PORC

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
1/30/2018	SQ Returned	MM	Mary M
2/23/2017	Measured	DGM	D Mann
10/14/2008	Inspected	189	PATRIOT
2/25/2005	External Ins	BR	B Rossignol
7/25/2002	MLS	MM	Mary M
11/30/1999	Meas/Inspect	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	104309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6784		Sq. Ft.	Site		0	70.	0.92	7									436,462						436,500	

Total AC/HA:	0.15574	Total SF/SM:	6784	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,462	Spl Credit		Total:	436,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29854846
Const Adj.:	0.98990101
Adj $ / SQ:	179.961
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496857
Depreciation:	92415
Depreciated Total:	404442

COMMENTS

sink in basement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

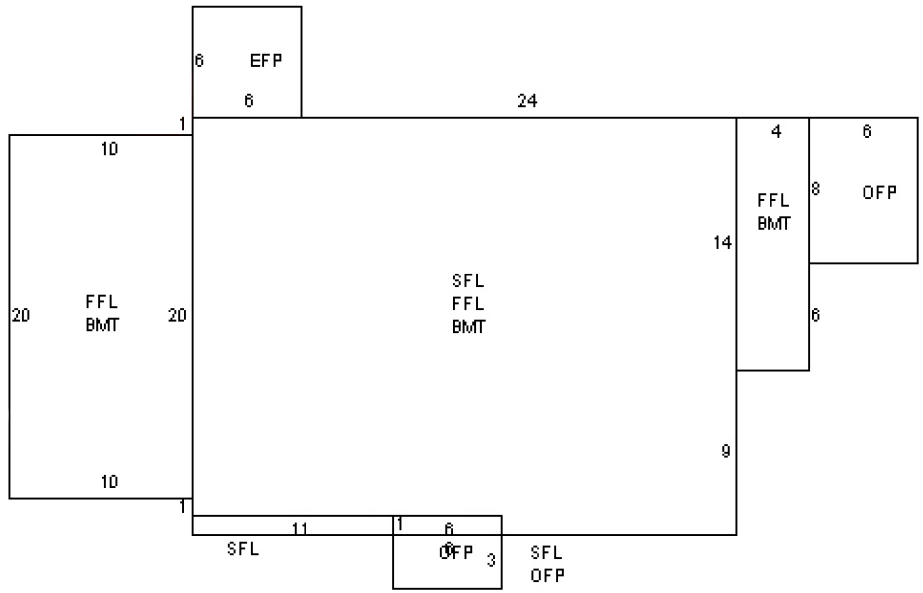
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	197.96
Special Features:	0	Val/Su Net:	152.26
Final Total:	404400	Val/Su SzAd	249.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	929	64.520	59,935
FFL	First Floor	929	179.960	167,184
SFL	Second Floor	690	179.960	124,173
OFP	Open Porch	72	39.020	2,809
EFP	Enclos Porch	36	71.870	2,587

Net Sketched Area:	2,656	Total:	356,688
Size Ad	1619	Gross Area	2656	FinArea	1898
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	2005	0.00	T	11.2	101						
19	Patio	D	Y	1	24X12	A	AV	2007	3.55	T	9.6	101			900			900
19	Patio	D	Y	1	20X14	A	AV	1972	3.59	T	37.6	101			600			600

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500